

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 10, 2007** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:10 AM. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 1. 16461 South Kennedy Road
Architecture and Site Application S-06-041
Continued from June 12, 2007.

Requesting approval to demolish a pre-1941 single family residence and to construct a new single family residence on property zoned HR-1. APN 532-17-027

PROPERTY OWNER: Howard Misle

APPLICANT: Robert Newlon

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Susan Cucinotta – Spoke about proposed drainage

Michael Shea

Sandra Paim - Spoke about revised site plan, five proposed olive trees, tree planting locations, and kitchen terrace relocation.

5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 1. Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 2. Make the findings, as required by Section 29.10.09030 (c) and (e) of the Town Code, for the demolition of the existing single family residence:

- (c) The structure is determined not to have any special historical, architectural or aesthetic interest or value.
- (e) a. The Town's housing stock will be maintained because a new house is proposed; and
- b. The existing structure is not historically or architecturally significant; and
- c. The property owner does not want to maintain the existing structure; and
- d. The economic utility of the building has been exceeded; and
- 3. Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
- 4. Exception to the Hillside Development Standards & Guidelines: The project includes a maximum cut depth of approximately eight feet for a small area at the garage entrance. The Development Review Committee finds that given that the garage is proposed to be predominantly below grade this exception is warranted.
- 5. Other than the exception to grading criteria for the garage entrance, the project is in substantial compliance with the Hillside Development Standards & Guidelines.
- 6. Approve the Architecture and Site application subject to the draft conditions presented at the DRC meeting and as shown on the development plans received April 23, 2007. Plus the following additional and/or revised conditions:

APPROVAL: This application shall be completed in accordance with all of the conditions of approval listed below and in substantial compliance with the approved plans received April 23, 2007 **and the revised site plan submitted at the Development Review Committee on July 10, 2007.** Any minor changes or modifications made to the approved plans shall be approved by the Director of Community Development other changes will be approved by the Planning Commission, depending on the scope of the change(s).

GARAGE MOTORCOURT: The garage motorcourt shall be further reduced to the minimum necessary to provide adequate vehicle movements.

TREES: The two trees described in Mr. Tinsley's e-mail must be added to the plans prior to issuance of grading, demolition, or building permits.

NEIGHBORHOOD MEETING: A meeting shall be held with the neighbors who attended the Development Review Committee meetings prior to grading or building permit issuance to review final grading and drainage plans, construction methods, and proposed tree planting including location.

OLIVE TREES: The five proposed olive trees to be planted shall be a minimum size of 36" box.

KITCHEN TERRACE: The kitchen terrace shall be relocated to the north side of the kitchen.

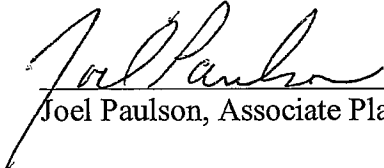
- 7. *Ghiossi* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:45 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Associate Planner

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